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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 24 March 2026 13:52
To: Planning
Subject: Planning Application Comments - 3/2026/0013 FS-Case-817274572

[REDACTED]

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Planning Application Reference No.: 3/2026/0013

Address of Development: 2a Monks Drive, Longridge

Comments: I have previously responded (objected) to this planning application, however on looking to see if there was an update I can see 2 additional documents that I would like to respond to. Firstly I can see there is an updated report from Lancashire County Council Highways. I note that the report is written by the same person who did the initial report. I can see they have now completely changed their mind about which of the various parking proposals would be better - this now means they have okayed 3 out of 5 proposals which to me loses any credibility of their advice. I am also shocked that they have selected the most disruptive options which has one vehicle park in front of the other which means at each handover of staff there would need to be the swapping of vehicles/disruption in order to get the car at the rear off the new driveway which would have just been blocked in by the arrival of the other staff members starting their shift. My other concern about this favoured option is the removal of on street parking which is already used heavily throughout the day due to the busy vets, neighbouring home owners own vehicles/visitors, school drop off points, etc. Two vehicles can easily park in front of the area between 52 Preston Road and 2a Monks Drive driveways, however if the proposed parking option means that would now be a very wide entrance to a driveway/dropped kerb area, vehicles could no longer use this space as off street parking as they would be obstructing the new driveway and this would therefore send those that park there further down Monks Drive to find alternative off road parking, thus disrupting further properties/homeowners and making the already congested area stretch further down the road.

I have also seen there is a "Pre/Post Development Habitat" map/plan added to the planning application documents. This shows where the proposed new driveway would be - but it also reduces the front of property parking from the initial 2 to just 1 by reducing the area and adding a hedge. It also shows how the new parking spots would virtually fill the gap between the house (2a Monks Drive) and the shrubs/garage on the boundary with 52 Preston Rd, however it does not show where the foot path would be to get from the parking spots to the house - are they just stepping out onto grass and cutting across the lawn/garden area? Not great for an area with significant rainfall. I doubt very much the staff would get out of their cars and walk back to the street/pavement, go round and up the original driveway.

Due to the over-intensification of traffic/parking on an already extremely busy residential street which is far busier than usual residential streets due to the successful but busy vets, the proximity to the

high schools and due to a reduction of on street parking due to the introduction of a bus lay by/box/zone on Preston Road in front of the 2 x HMOs, I strongly object to this planning application. Approval of this planning application would directly impact on myself and my family [REDACTED] [REDACTED] house in question and it would increase the stress we already endure due to the current difficulties in parking next to our own house/having our driveway blocked/difficulty accessing our own driveway, etc.